

098.0 0005 0009.0

1 of 1
CARD

Residential
ARLINGTON

Total Card / Total Parcel
959,100 / 959,100
959,100 / 959,100
959,100 / 959,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		BRADLEY RD, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:
CHETTY VEERAPPA/ANBUKILI/ETAL	
Owner 2:	

Owner 3:
Street 1: 31 BRADLEY ROAD

Street 2:
Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	CHETTY VEERAPPA/ANBUKILI/ETAL -
Owner 2:	CHETTY NADARAJAN -

Street 1:	31 BRADLEY ROAD
Twn/City:	ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains 6,073 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1994, having primarily Clapboard Exterior and 2665 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6073		Sq. Ft.	Site		0	70.	0.99	4									421,535						421,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6073.000		536,800		800		421,500		959,100							
Total Card							0.139		536,800		800		421,500		959,100		Entered Lot Size					
Total Parcel							0.139		536,800		800		421,500		959,100		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		359.91		/Parcel:		359.9		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED										
										098.0-0005-0009.0		Prior Id # 1: 195009										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date	Prior Id # 2:		Prior Id # 3:		Prior Id # 1:		Prior Id # 2:		Prior Id # 3:		ASR Map:
2020	101	FV	536,700	800	6,073.	421,500	959,000	959,000	Year End Roll		12/18/2019											Fact Dist:
2019	101	FV	419,400	0	6,073.	421,500	840,900	840,900	Year End Roll		1/3/2019											Reval Dist:
2018	101	FV	419,400	0	6,073.	361,300	780,700	780,700	Year End Roll		12/20/2017											Year: 1998
2017	101	FV	419,400	0	6,073.	337,200	756,600	756,600	Year End Roll		1/3/2017											LandReason: CM
2016	101	FV	419,400	0	6,073.	289,100	708,500	708,500	Year End		1/4/2016											BldReason: Add
2015	101	FV	415,600	0	6,073.	258,900	674,500	674,500	Year End Roll		12/11/2014											CivilDistrict:
2014	101	FV	415,600	0	6,073.	239,700	655,300	655,300	Year End Roll		12/16/2013											Ratio:
2013	101	FV	415,600	0	6,073.	228,500	644,100	644,100			12/13/2012											

BUILDING PERMITS										ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name									
12/17/2018	1993	Insulate	3,000	C						10/19/2018	MEAS&NOTICE	BS	Barbara S									
9/21/2018	1374	New Wind	24,706	C						1/23/2014	Info Fm Prmt	EMK	Ellen K									
9/20/2013	1407	Manual	11,266	C						2/18/2009	Meas/Inspect	189	PATRIOT									
9/27/2011	1184	Re-Roof	7,995							11/5/2001	MLS	MM	Mary M									
2/8/1994	28		125,000							11/9/1999	Mailer Sent											
										10/19/1999	Measured	263	PATRIOT									
										1/21/1994		PM	Peter M									

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 6	- Colonial			Full Bath: 2	Rating: Good			LOT CREATED FROM 35 BRADLEE ROAD SUB-DIVISION (98-5-10) 1/25/91 PM 24256 23 2/10/94 90000.																	
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																				
Foundation: 1	- Concrete			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																				
Prime Wall: 2	- Clapboard			A HBth:	Rating:																				
Sec Wall:		%		OthrFix:	Rating:																				
Roof Struct: 1	- Gable			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																	
Color: BEIGE				A Kits:	Rating:																				
View / Desir:				Fpl: 1	Rating: Good																				
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: B- - Good (-)				CONDOS INFORMATION																					
Year Blt: 1994	Eff Yr Blt:			Location:				Level FY LR DR D K FR RR BR FB HB L O																	
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact: .		Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD				Phys Cond: GD - Good	9.1	%		Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wall: 1	- Drywall			Functional:		%		Interior:	1	7	3	M													
Sec Int Wall:		%		Economic:		%		Additions:																	
Partition: T - Typical				Special:		%		Kitchen:																	
Prim Floors: 3	- Hardwood			Override:		%		Baths:																	
Sec Floors: 4	- Carpet	50	%	Total:	9.1	%		Plumbing:																	
Bsmnt Flr: 4	- Carpet			CALC SUMMARY				Electric:																	
Subfloor:				Basic \$ / SQ: 125.00				Heating:																	
Bsmnt Gar:				Size Adj.: 1.19687498				General:																	
Electric: 3	- Typical			Const Adj.: 1.00500000				COMPARABLE SALES				SUB AREA													
Insulation: 2	- Typical			Adj \$ / SQ: 150.357				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL												
Int vs Ext: S				Other Features: 123185									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Heat Fuel: 2	- Gas			Grade Factor: 1.21									FFL	First Floor	1,080	150.360	162,386	BMT	100	RRM	70	A			
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000									BMT	Basement	1,064	65.630	69,831								
# Heat Sys: 1				NBHD Mod:									SFL	Second Floor	840	150.360	126,300								
% Heated: 100		% AC: 100		LUC Factor: 1.00									WDK	Deck	190	11.320	2,151								
Solar HW: NO		Central Vac: NO		Adj Total: 590519									OPP	Open Porch	152	27.490	4,179								
% Com Wall		% Sprinkled:		Depreciation: 53737									Net Sketched Area: 3,326 Total: 364,847												
				Depreciated Total: 536781									Size Ad	1920	Gross Are	3326	FinArea	2665							
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:	Ind.Val				IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS				Model:																					
PARCEL ID 098-0-0005-0009.0																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y		14X8	A	AV	1995		0.00	T	19.2	101												
19	Patio	D	Y		18X28	A	AV	2013		3.92	T	5	101												
More: N				Total Yard Items:				800	Total Special Features:								Total:				800				